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8/03/09 2:43:38
DK W BK 613 PG 536
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

*
Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 09-1138

Indexing Instructions: Lot 279, Sec C, Twin Lakes Subd.
Horn Lake, De Soto County, Mississippi

GRANTORS:

John N. Suire and Sheila A. Suire
10 Scar Hill Road
Boylston, MA 01505-0638
HOME: 774 614 1152
WORK: 508 853 1515

GRANTEE

Joshua S. Herring
5875 Natchez Drive
Horn Lake, MS 38637
HOME: (662) 934-8887
WORK: (901) 797-0186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John N. Suire and Sheila A. Suire, husband and wife** does hereby sell, convey and warrant unto **Joshua S. Herring, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of De Soto, State of Mississippi, more particularly described as follows, to-wit:

Lot 279, Section C, TWIN LAKES SUBDIVISION, in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 41-43, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 2083-0603.0-00279.00

Property Address: 5875 Natchez Drive, Horn Lake, MS 38637

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantors agree to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantors any amount overpaid by them.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS OUR SIGNATURES, on this 30th day of July, 2009.

John N. Suire (SEAL)
John N. Suire
Sheila A. Suire (SEAL)
Sheila A. Suire

STATE OF MASSACHUSETTS
COUNTY OF WORCESTER

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **John N. Suire and Sheila A. Suire**, husband and wife who acknowledged to me that they executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as their own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 30th day of July, 2009.



Jayne E. Chaffee
Notary Public

